



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 52796 Map Date: January 29, 2014 - Ex A

C.U.P. _____ Vicinity _____

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has HOLDS on this development as presently submitted. See additional page for specific HOLDS, requirements and conditions of approval.**

By Inspector: Juan C. Padilla Date February 25, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



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Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 52796 Map Date: January 29, 2014 - Ex A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is **TBD** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install **TBD** public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Provide the location of all existing public fire hydrants within 300 feet of lot frontages on the Tentative/Exhibit Map. The Fire Department will determine the location of all required public fire hydrants prior to the Public Hearing.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date February 25, 2014



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LAND DEVELOPMENT UNIT REQUIREMENTS ADDITIONAL PAGE

Subdivision No: TR 52796 Map Date: January 29, 2014 - Ex A

TENTATIVE/EXHIBIT MAP – HOLDS

- 1 Prior to acceptance of the proposed Emergency Vehicle Access road or secondary access road, submit the following information:
 - A cross section clearly depicting the pavement limits
 - A grade profile clearly depicting the different grades
 - Show the location of any gates or type of limited access device or provide a note indicating no gate being proposed.
- 2 No parking will be allowed on "F" Street due to the proposed cross section. Provide a note indicating compliance on the cross section.
- 3 Show all existing public fire hydrants within 300 feet of the lot frontage on Pico Canyon Road for fire hydrant spacing within the proposed development.
- 4 Submit verification of the approved Preliminary Fuel Modification Plan to our office prior to Tentative Map clearance.
- 5 Submit a Preliminary Water System Design Report or equivalent from the Valencia Water Company indicating the extension of water system will comply with the required fire flow for the development. Compliance required prior to Tentative Map clearance.

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

- 6 The proposed water tank access shall provide a minimum paved width of 20 feet. The access may be reduced to a minimum width of 15 feet if accepted by the jurisdictional water company.
- 7 The proposed culvert shall be designed and constructed to comply with section 503.2.6 of the County of Los Angeles Fire Code and with the Department of Public Works Road Standards.

By Inspector: Juan C. Padilla Date: February 25, 2014

